



Urr Scout Hall, 33 Main Street, Haugh of Urr, DG7 3YA

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Offers in the region of £70,000

“Attractive development opportunity with views towards fields, located in the popular Haugh of Urr Village.”

Ground Floor

- + Main Hall
- + Sitting/Dining Room
- + Kitchen
- + Shower Room
- + W.C. Compartment

Outside

- + Ground
- + Store

EPC Rating E



LOCATION

The property is located on the Main Street of the popular Haugh of Urr village. Haugh of Urr has a church, village hall, public house and park. There is a popular primary school close by at Hardgate. The village is situated approximately 4 miles from the market town of Castle Douglas and the A75 Euro route can be accessed easily from which the regional centre Dumfries is some 14 miles distant.

DESCRIPTION

Attractive, traditional, semi-detached, stone built property with a sizeable area of ground and adjoining store at the rear. The property has been home to Urr Scouts since 1912 and presently comprises a most spacious main hall with four front facing windows, sitting/dining room, fitted kitchen, separate shower room and w.c. compartment.

This is an exciting opportunity for conversion/redevelopment of the existing building and adjoining land, subject to obtaining the relevant planning consents.

ACCOMMODATION

Ground Floor

Entrance Hall

Wooden external front door; door to w.c. compartment; fuse box; wood lining boards to walls; coat hooks; access hatch to roof space; door to sitting/dining room and doorway through to the inner hall.

W.C. Compartment

UPVC window to front; white suite of w.c. and wash-hand basin with hot water geyser.

Sitting/Dining Area

UPVC window to the front; range of fitted cupboards, drawer units and shelving; fitted seating; wood lining boards to walls; electric heater; door to main hall.

Main Hall

Fantastic space with four UPVC double glazed windows to the front; wood flooring; hardwood and plaster board to walls; Fire Exit door to the rear; fitted cupboard storing meters; wood lined ceiling.

Inner Hall

Providing access to the shower room and kitchen.

Shower Room

White suite of w.c. and wash-hand basin with hot water geyser; shower cabinet with Mira Sport shower and a tiled splash-back; access hatch to roof space.

Kitchen

UPVC window to the front; range of fitted wall and floor units incorporating stainless steel sink unit and drainer, built-in oven; tiled splash-back; wood lining boards to walls.

OUTSIDE

Ground

Tarmac area along the front of the property which leads to the front entrance with outside light.

There is a large area of ground to the left side of the property bounded by stone walling at the front and a wooden fence at the rear. Please note that a right of access exists across part of this area to the dwellinghouse located behind Urr Scout Hall.

A brick built store with corrugated roof and double wooden doors adjoins the main building.

SERVICES

Mains water, drainage and electricity.

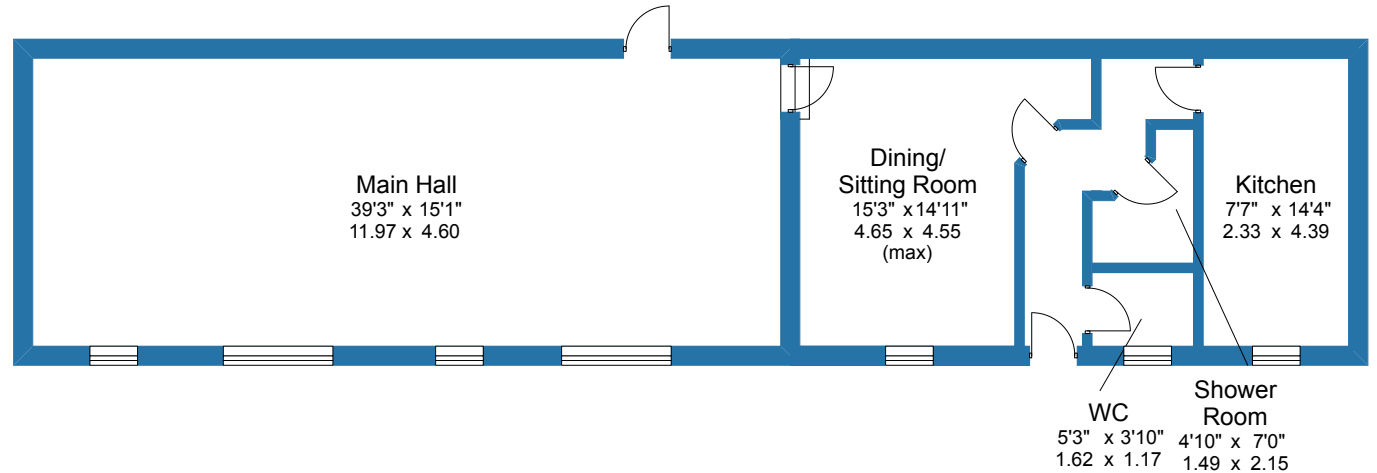
VIEWING

By appointment with the Selling Agents.

OFFERS

Offer in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.





For illustrative purposes only. Not to scale.



135 King Street
Castle Douglas
DG7 1NA
01556 503744

33 High Street
Dalbeattie
DG5 4AD
01556 611247



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Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

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